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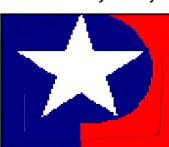
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,133,500 / 1,133,500
USE VALUE: 1,133,500 / 1,133,500
ASSESSED: 1,133,500 / 1,133,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172-174		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHELTON FRANKLIN H JR ETAL	
Owner 2: TRS/ FRANKLIN H SHELTON JR TR	
Owner 3: MARJORIE K SHELTON TRUST	

Street 1: 174 PARK AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SHELTON FRANKLIN H JR -	
Owner 2: SHELTON MARJORIE K -	
Street 1: 174 PARK AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .257 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3302 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11200		Sq. Ft.	Site		0	70.	0.64	8			Med. Tr	-5					502,740						502,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							11200.000		630,400		400		502,700		1,133,500							

EXTERIOR INFORMATION

Type:	13 - Multi-Garden	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

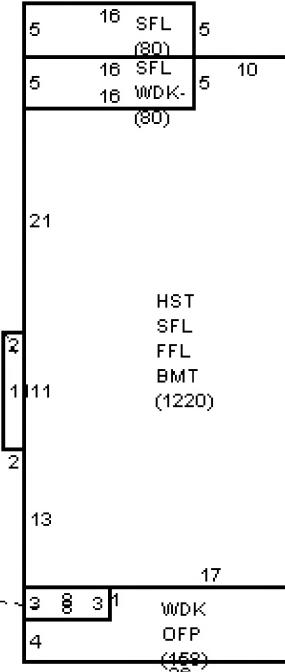
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
9	Pool A-R	D	Y	1	32	A	AV	1988	16.00	T	24.8	104			400			400
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	104						

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Average
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**OTHER FEATURES**

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:	2	Rating: Average

WSFlue:		Rating:
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CONDOS INFORMATION**LOCATION****TOTAL UNITS****FLOOR****% OWN****NAME****REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:	1	6	3	
Kitchen:				
Baths:	2007			
Plumbing:				
Electric:				
Heating:				
General:	2	13	6	

DEPRECIATION**PHYS COND****FUNCTIONAL****ECONOMIC****SPECIAL****override****26. %****%****%****%****%****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Depreciated Total:****COMPARABLE SALES****Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****Before Depr:****Special Features:****Val/Su Net:****Final Total:****Val/Su SzAd****190.91****SUB AREA****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
SFL	Second Floor	1,426	173.770	247,799					
FFL	First Floor	1,266	173.770	219,995					
BMT	Basement	1,242	52.130	64,747					
HST	Half Story	610	173.770	106,001					
WDK	Deck	238	10.170	2,422					
OPP	Open Porch	158	26.870	4,246					
	Net Sketched Area:	4,940		Total: 645,210					
	Size Ad	3302	Gross Area	5550	FinArea	3302			

SUB AREA DETAIL**IMAGE**